

NAPLES RESERVE

COMMUNITY DEVELOPMENT DISTRICT

June 12, 2025

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Naples Reserve Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

June 5, 2025

Board of Supervisors
Naples Reserve Community Development District

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Naples Reserve Community Development District will hold a Regular Meeting on June 12, 2025 at 10:00 a.m., at the Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Chair's Opening Remarks
4. Consideration of Resolution 2025-06, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Consideration of Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing an Effective Date
6. Consideration of Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date
7. Acceptance of Unaudited Financial Statements as of April 30, 2025
8. Approval of May 8, 2025 Regular Meeting Minutes
9. Other Business
10. Staff Reports
 - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
 - B. District Engineer: *Bowman Consulting Group LTD*

- C. Operations Manager: *Wrathell, Hunt and Associates, LLC*
- Monthly Report
 - Superior Waterway Services, Inc. Lake Treatment Reports March 2025
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: August 14, 2025 at 10:00 AM

○ QUORUM CHECK

SEAT 1	LISA WILD	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	THOMAS MARQUARDT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	DEBORAH LEE GODFREY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	GREGORY INEZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ANNA HARMON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

11. Public Comments
12. Supervisors' Requests
13. Adjournment

Should you have any questions and/or concerns, please feel free to contact me directly at (561) 512-9027.

Sincerely,



Jamie Sanchez
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 131 733 0895

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Naples Reserve Community Development District ("**District**") prior to June 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

HOUR: 10:00 a.m.

LOCATION: Island Club at Naples Reserve
14885 Naples Reserve Circle
Naples, Florida 34114

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Collier County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12TH DAY OF JUNE, 2025.

ATTEST:

**NAPLES RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
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**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ 725,783				\$ 840,491
Allowable discount (4%)	(29,031)				(33,620)
Assessment levy - net	696,752	\$ 664,972	\$ 31,780	\$ 696,752	806,871
Interest and miscellaneous	-	23,450	-	23,450	-
Total revenues	696,752	688,422	31,780	720,202	806,871
EXPENDITURES					
Professional & admin					
Engineering	40,000	1,994	38,006	40,000	40,000
Audit	7,200	-	7,200	7,200	7,200
Legal	20,000	3,906	16,094	20,000	20,000
Management/accounting/recording	48,960	24,480	24,480	48,960	48,960
Debt service fund accounting	5,500	2,750	2,750	5,500	5,500
Postage	500	259	241	500	500
Insurance	7,900	7,447	-	7,447	9,000
Trustee	5,300	5,053	247	5,300	5,300
Trustee - second bond series	5,300	-	5,300	5,300	5,300
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,000
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Telephone	50	25	25	50	50
Printing & binding	350	175	175	350	350
Legal advertising	1,200	72	1,128	1,200	1,200
Annual district filing fee	175	175	-	175	175
Contingencies	500	-	1,500	1,500	1,500
Website					
Hosting	705	705	-	705	705
ADA compliance	210	-	210	210	210
Total professional & admin	146,850	48,041	99,356	147,397	148,950
Field operations					
Operations management	7,500	3,750	3,750	7,500	7,500
GIS solutions	1,500	-	1,500	1,500	2,000
Drainage / catch basin maintenance	6,500	1,500	5,000	6,500	6,500
Littoral plantings	2,500	-	2,500	2,500	2,500
Other repairs & maintenance	150,000	5,520	169,000	174,520	250,000
Lake maintenance / water quality	76,500	25,500	48,000	73,500	80,000
Total field operations	244,500	36,270	229,750	266,020	348,500

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Other fees & charges					
Property appraiser	10,887	-	10,887	10,887	12,607
Tax collector	14,516	13,290	1,226	14,516	16,810
Total other fees & charges	25,403	13,290	12,113	25,403	29,417
Total expenditures	416,753	97,601	341,219	438,820	526,867
Excess (deficiency) of revenues over/(under) expenditures	279,999	590,821	(309,439)	281,382	280,004
Fund balance - beginning (unaudited)	169,918	464,487	1,055,308	464,487	745,869
Fund balance - ending (projected)					
Assigned					
3 months working capital	110,113	109,825	109,825	109,825	138,467
Lake bank remediation	243,013	243,013	243,013	243,013	243,013
Unassigned	96,791	702,470	393,031	393,031	644,393
Fund balance - ending (projected)	<u>\$ 449,917</u>	<u>\$ 1,055,308</u>	<u>\$ 745,869</u>	<u>\$ 745,869</u>	<u>\$ 1,025,873</u>

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional services

Management/accounting/recording	\$ 48,960
<p>Wrathell, Hunt and Associates, LLC, specializes in managing Community Development Districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and operate and maintain the assets of the community. This fee is inclusive of district management and recording services.</p>	
Debt service fund accounting	5,500
Legal	20,000
<p>Coleman, Yovanovich & Koester, P.A. provides on-going general counsel and legal representation. As such, he is confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, he provides service as a "local government lawyer," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Engineering	40,000
<p>Bowman Consulting Group LTD, provides a broad array of engineering, consulting and construction services, which assist in the crafting of sustainable solutions for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	7,200
<p>If certain revenue or expenditure thresholds are exceeded then Florida Statutes, Chapter 218.39 requires the District to have an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,000
<p>To ensure the District's compliance with all Tax Regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	2,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934.</p>	
Trustee	5,300
<p>Annual Fee paid to U.S. Bank for the service provided as Trustee, Paying Agent and Registrar.</p>	
Trustee - second bond series	5,300
Telephone	50
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	350
<p>Copies, agenda package items, etc.</p>	

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Legal advertising	1,200
The District advertises for monthly meetings, special meetings, public hearings, bidding,	
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	9,000
The District carries public officials and general liability insurance. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.	
Contingencies	1,500
Bank charges, autamated AP routing and other miscellaneous expenses incurred during the year.	
Website	
Hosting	705
ADA compliance	210
Field operations	
Operations management	7,500
GIS solutions	2,000
Drainage / catch basin maintenance	6,500
Littoral plantings	2,500
Other repairs & maintenance	250,000
Lake maintenance / water quality	80,000
Algae and aquatic plant control, one time clean up, aeration maintenance, border grass and brush control to waters edge, littoral/transitional maintenance, monthly water testing, fish and wildlife monitoring, management reporting.	
Other fees & charges	
Property appraiser	
The property appraiser charges 1.5% of the assessments	12,607
Tax collector	
The tax collector charges 2% of the assessments collected.	16,810
Total expenditures	<u><u>\$ 526,867</u></u>

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2014
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$559,375				\$559,375
Allowable discount (4%)	(22,375)				(22,375)
Assessment levy - net	537,000	\$ 512,586	\$ 24,414	\$ 537,000	537,000
Interest	-	24	-	24	-
Total revenues	537,000	512,610	24,414	537,024	537,000
EXPENDITURES					
Debt service					
Principal	160,000	160,000	-	160,000	170,000
Interest	348,400	176,100	172,300	348,400	340,563
Total debt service	508,400	336,100	172,300	508,400	510,563
Property appraiser	8,391	-	8,391	8,391	8,391
Tax collector	11,188	10,243	-	10,243	11,188
Total other fees & charges	19,579	10,243	8,391	18,634	19,579
Total expenditures	527,979	346,343	180,691	527,034	530,142
Excess/(deficiency) of revenues over/(under) expenditures	9,021	166,267	(156,277)	9,990	6,858
Fund balance:					
Beginning fund balance	920,338	935,507	1,101,774	935,507	945,497
Ending fund balance (projected)	<u>\$ 929,359</u>	<u>\$1,101,774</u>	<u>\$ 945,497</u>	<u>\$ 945,497</u>	<u>952,355</u>
Use of fund balance					
Debt service reserve account balance (required)					(514,063)
Interest expense - November 1, 2026					(168,263)
Principal expense - November 1, 2026					(180,000)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 90,029</u>

NAPLES RESERVE

Community Development District

Series 2014

\$7,680,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	170,000.00	4.750%	172,300.00	342,300.00
05/01/2026	-		168,262.50	168,262.50
11/01/2026	180,000.00	5.250%	168,262.50	348,262.50
05/01/2027	-		163,537.50	163,537.50
11/01/2027	190,000.00	5.250%	163,537.50	353,537.50
05/01/2028	-		158,550.00	158,550.00
11/01/2028	200,000.00	5.250%	158,550.00	358,550.00
05/01/2029	-		153,300.00	153,300.00
11/01/2029	210,000.00	5.250%	153,300.00	363,300.00
05/01/2030	-		147,787.50	147,787.50
11/01/2030	220,000.00	5.250%	147,787.50	367,787.50
05/01/2031	-		142,012.50	142,012.50
11/01/2031	230,000.00	5.250%	142,012.50	372,012.50
05/01/2032	-		135,975.00	135,975.00
11/01/2032	245,000.00	5.250%	135,975.00	380,975.00
05/01/2033	-		129,543.75	129,543.75
11/01/2033	255,000.00	5.250%	129,543.75	384,543.75
05/01/2034	-		122,850.00	122,850.00
11/01/2034	270,000.00	5.250%	122,850.00	392,850.00
05/01/2035	-		115,762.50	115,762.50
11/01/2035	285,000.00	5.250%	115,762.50	400,762.50
05/01/2036	-		108,281.25	108,281.25
11/01/2036	300,000.00	0.056%	108,281.25	408,281.25
05/01/2037	-		99,843.75	99,843.75
11/01/2037	315,000.00	0.056%	99,843.75	414,843.75
05/01/2038	-		90,984.38	90,984.38
11/01/2038	330,000.00	0.056%	90,984.38	420,984.38
05/01/2039	-		81,703.13	81,703.13
11/01/2039	350,000.00	0.056%	81,703.13	431,703.13
05/01/2040	-		71,859.38	71,859.38
11/01/2040	370,000.00	0.056%	71,859.38	441,859.38
05/01/2041	-		61,453.13	61,453.13
11/01/2041	390,000.00	0.056%	61,453.13	451,453.13
05/01/2042	-		50,484.38	50,484.38
11/01/2042	415,000.00	0.056%	50,484.38	465,484.38
05/01/2043	-		38,812.50	38,812.50
11/01/2043	435,000.00	0.056%	38,812.50	473,812.50
05/01/2044	-		26,578.13	26,578.13
11/01/2044	460,000.00	0.056%	26,578.13	486,578.13
05/01/2045	-		13,640.63	13,640.63
11/01/2045	485,000.00	0.056%	13,640.63	498,640.63
Total	6,305,000.00		4,334,743.82	10,639,743.82

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 604,229				\$ 604,229
Allowable discount (4%)	(24,169)				(24,169)
Assessment levy - net	580,060	\$ 553,638	\$ 26,422	\$ 580,060	580,060
Interest	-	14,268	-	14,268	-
Total revenues	580,060	567,906	26,422	594,328	580,060
EXPENDITURES					
Debt service					
Principal	165,000	165,000	-	165,000	175,000
Interest	387,078	195,447	191,631	387,078	379,216
Total debt service	552,078	360,447	191,631	552,078	554,216
Other fees & charges					
Property appraiser	9,063	-	9,063	9,063	9,063
Tax collector	12,085	11,064	1,021	12,085	12,085
Total other fees & charges	21,148	11,064	10,084	21,148	21,148
Total expenditures	573,226	371,511	201,715	573,226	575,364
Excess/(deficiency) of revenues over/(under) expenditures	6,834	196,395	(175,293)	21,102	4,696
Fund balance:					
Beginning fund balance	790,179	827,539	1,023,934	827,539	848,641
Ending fund balance (projected)	\$ 797,013	\$ 1,023,934	\$ 848,641	\$ 848,641	853,337
Use of fund balance					
Debt service reserve account balance (required)					(280,178)
Interest expense - November 1, 2026					(187,584)
Principal expense - November 1, 2026					(180,000)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 205,575

NAPLES RESERVE

Community Development District

Series 2018

\$8,550,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	175,000.00	4.625%	191,631.25	366,631.25
05/01/2026	-		187,584.38	187,584.38
11/01/2026	180,000.00	4.625%	187,584.38	367,584.38
05/01/2027	-		183,421.88	183,421.88
11/01/2027	190,000.00	4.625%	183,421.88	373,421.88
05/01/2028	-		179,028.13	179,028.13
11/01/2028	200,000.00	4.625%	179,028.13	379,028.13
05/01/2029	-		174,403.13	174,403.13
11/01/2029	210,000.00	4.625%	174,403.13	384,403.13
05/01/2030	-		169,546.88	169,546.88
11/01/2030	220,000.00	5.000%	169,546.88	389,546.88
05/01/2031	-		164,046.88	164,046.88
11/01/2031	230,000.00	5.000%	164,046.88	394,046.88
05/01/2032	-		158,296.88	158,296.88
11/01/2032	240,000.00	5.000%	158,296.88	398,296.88
05/01/2033	-		152,296.88	152,296.88
11/01/2033	250,000.00	5.000%	152,296.88	402,296.88
05/01/2034	-		146,046.88	146,046.88
11/01/2034	265,000.00	5.000%	146,046.88	411,046.88
05/01/2035	-		139,421.88	139,421.88
11/01/2035	280,000.00	5.000%	139,421.88	419,421.88
05/01/2036	-		132,421.88	132,421.88
11/01/2036	290,000.00	5.000%	132,421.88	422,421.88
05/01/2037	-		125,171.88	125,171.88
11/01/2037	305,000.00	5.000%	125,171.88	430,171.88
05/01/2038	-		117,546.88	117,546.88
11/01/2038	320,000.00	5.000%	117,546.88	437,546.88
05/01/2039	-		109,546.88	109,546.88
11/01/2039	340,000.00	5.125%	109,546.88	449,546.88
05/01/2040	-		100,834.38	100,834.38
11/01/2040	355,000.00	5.125%	100,834.38	455,834.38
05/01/2041	-		91,737.50	91,737.50
11/01/2041	375,000.00	5.125%	91,737.50	466,737.50
05/01/2042	-		82,128.13	82,128.13
11/01/2042	390,000.00	5.125%	82,128.13	472,128.13
05/01/2043	-		72,134.38	72,134.38
11/01/2043	410,000.00	5.125%	72,134.38	482,134.38
05/01/2044	-		61,628.13	61,628.13
11/01/2044	435,000.00	5.125%	61,628.13	496,628.13
05/01/2045	-		50,481.25	50,481.25
11/01/2045	455,000.00	5.125%	50,481.25	505,481.25
05/01/2046	-		38,821.88	38,821.88
11/01/2046	480,000.00	5.125%	38,821.88	518,821.88
05/01/2047	-		26,521.88	26,521.88
11/01/2047	505,000.00	5.125%	26,521.88	531,521.88
05/01/2048	-		13,581.25	13,581.25
11/01/2048	530,000.00	5.125%	13,581.25	543,581.25
Total	7,630,000.00		5,544,931.45	13,174,931.45

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2026**

On-Roll Assessments

Number of Units	Unit Type	Subdivision Name	Projected Fiscal Year 2026			FY 25 Total Assessment
			GF	DSF	GF & DSF	
79	85' x 130'	Parrot Cay	\$772.51	\$ 1,458.33 *	\$2,230.84	\$ 2,125.41
82	78' x 130'	Sparrow Cay	772.51	1,250.00 *	2,022.51	1,917.08
116	64' x 130'	Savannah Lakes	772.51	1,145.83 *	1,918.34	1,812.91
169	53' x 130'	Egret Landing	772.51	1,041.67 *	1,814.18	1,708.75
51	40' x 130'	Mallard Point	772.51	833.33 *	1,605.84	1,500.41
178	34' x 130' Villa	Coral Harbor	772.51	708.33 **	1,480.84	1,375.41
183	76' x 130'	Canoe Landing/Crane Point/Bimini Isles	772.51	1,250.00 **	2,022.51	1,917.08
101	64' x 140'	Sutton Cay	772.51	1,145.83 **	1,918.34	1,812.91
129	53' x 130'	Half Moon Point	772.51	1,041.67 **	1,814.18	1,708.75
1,088						

* Units subject to Series 2014 Bonds

** Units subject to Series 2018 Bonds

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2025-07

**A RESOLUTION OF THE NAPLES RESERVE COMMUNITY
DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND
LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Naples Reserve Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Collier County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE NAPLES RESERVE COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Collier County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 12th day of June, 2025.

Attest:

**NAPLES RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2025	Regular Meeting	10:00 AM
December 11, 2025	Regular Meeting	10:00 AM
February 12, 2026	Regular Meeting	10:00 AM
March 12, 2026	Regular Meeting	10:00 AM
May 14, 2026	Regular Meeting	10:00 AM
June 11, 2026	Regular Meeting	10:00 AM
August 13, 2026	Regular Meeting	10:00 AM
September 10, 2026	Regular Meeting	10:00 AM

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

6

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT, APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of Naples Reserve Community Development District desires to move forward and approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Economic Opportunity requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 9G-1.9, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT THAT:

1. **RECITALS.** The foregoing “**WHEREAS**” clauses are true and correct and are hereby ratified and confirmed by the Board of Supervisors.
2. **APPROVAL OF AGREEMENT.** The execution of the attached Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.
3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 12th day of June, 2025.

ATTEST:

**NAPLES RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

Statewide Mutual Aid Agreement



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management ("the Division") and the local government ("Participating Party") signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

- A. The "Agreement" is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement ("SMAA").



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The "Division" is the Florida Division of Emergency Management.
- C. A "Requesting Party" to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An "Assisting Party" to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The "Period of Assistance" is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A "Mission" is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A "local government" is any educational district, special district, or any entity that is a "local governmental entity" within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An "educational district" is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A "special district" is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A "tribal council" is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An "interlocal agreement" is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A "Resource Support Agreement" as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. "Proof of work" as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals' emergency response activity at a tactical level.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)¹.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

¹ FDEM approved documents such as activity logs and mutual aid forms can be found at:
https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA's Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Management's Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF _____ COUNTY,
STATE OF FLORIDA

By: _____

Clerk or Deputy Clerk

By: _____

Chair

Date: _____

Approved as to Form:

By: _____

County Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A CITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CITY CLERK

CITY OF _____
STATE OF FLORIDA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Approved as to Form:

By: _____

City Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY SHERIFF'S OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY SHERIFF'S OFFICE, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY OR CITY FIRE DEPARTMENT/DISTRICT OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY OR CITY FIRE DEPARTMENT/DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

FOR ADOPTION BY AN EDUCATIONAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SCHOOL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY STATE COLLEGE, COMMUNITY COLLEGE OR STATE UNIVERSITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
STATE COLLEGE, COMMUNITY
COLLEGE, or STATE OF FLORIDA

BOARD OF TRUSTEES
OF _____
UNIVERSITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A SPECIAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SPECIAL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN AUTHORITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
AUTHORITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A NATIVE AMERICAN TRIBE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

TRIBAL COUNCIL OF THE
_____ TRIBE OF FLORIDA

By: _____

Council Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Council



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

NAPLES RESERVE

COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: **06/12/2025**

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on _____.

BY: _____

TITLE: _____

DATE: _____



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT – SAMPLE ATTACHMENT **Encompassed Entities**

This notice is an acknowledgment of an amendment to the 2023 SMAA by the Florida Division of Emergency Management (“the Division”) which allows parent entities to include individual departments and subdivisions, within their authority, to be listed as SMAA designees eligible for SMAA request and assistance procedures.

By our authority and adoption of the attached 2023 Statewide Mutual Aid agreement, as the parent entity, the following departments and subdivisions will be included as SMAA signatories for all asset request, assistance, and applicable reimbursement processes:

All entities listed herein will still require access to the DEMES Mutual Aid System for FDEM Reimbursement process requirements.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2025**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2025**

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Total Governmental Funds
ASSETS				
Cash	\$1,061,961	\$ -	\$ -	\$ 1,061,961
Investments				
Reserve	-	517,099	273,488	790,587
Revenue	-	639,324	731,066	1,370,390
Prepayment	-	121	1,253	1,374
Due from debt service fund - series 2014	-	-	38,728	38,728
Due from other	319	-	-	319
Total assets	<u>\$1,062,280</u>	<u>\$ 1,156,544</u>	<u>\$1,044,535</u>	<u>\$ 3,263,359</u>
LIABILITIES				
Liabilities:				
Accounts payable	\$ 1,000	\$ -	\$ -	\$ 1,000
Due to debt service fund - series 2018	-	38,728	-	38,728
Retainage payable	10,701	-	-	10,701
Developer advance	1,500	-	-	1,500
Total liabilities	<u>13,201</u>	<u>38,728</u>	<u>-</u>	<u>51,929</u>
FUND BALANCES:				
Restricted for				
Debt service	-	1,117,816	1,044,535	2,162,351
Assigned				
3 months working capital	110,113	-	-	110,113
Lake bank remediation	243,013	-	-	243,013
Unassigned	695,953	-	-	695,953
Total fund balances	<u>1,049,079</u>	<u>1,117,816</u>	<u>1,044,535</u>	<u>3,211,430</u>
Total liabilities and fund balances	<u>\$ 1,062,280</u>	<u>\$ 1,156,544</u>	<u>\$1,044,535</u>	<u>\$ 3,263,359</u>

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 21,231	\$ 686,203	\$ 696,752	98%
Miscellaneous income	3,712	27,162	-	N/A
Total revenues	<u>24,943</u>	<u>713,365</u>	<u>696,752</u>	102%
EXPENDITURES				
Administrative				
Engineering	502	2,496	40,000	6%
Audit	3,000	3,000	7,200	42%
Legal	1,407	5,313	20,000	27%
Management, accounting, recording	4,080	28,560	48,960	58%
Debt service fund accounting	458	3,208	5,500	58%
Postage	21	280	500	56%
Insurance	-	7,447	7,900	94%
Trustee	-	5,053	5,300	95%
Trustee - second bond series	-	-	5,300	0%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	167	1,167	2,000	58%
Telephone	4	29	50	58%
Printing & binding	29	204	350	58%
Legal advertising	241	313	1,200	26%
Annual district filing fee	-	175	175	100%
Contingencies	-	-	500	0%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Property appraiser	7,465	7,465	10,887	69%
Tax collector	423	13,713	14,516	94%
Total administration expenses	<u>17,797</u>	<u>79,128</u>	<u>172,253</u>	<u>46%</u>
Field Operations				
Operations management	625	4,375	7,500	58%
GIS Solutions	-	-	1,500	0%
Drainage / catch basin maintenance	-	1,500	6,500	23%
Littotal plantings	-	-	2,500	0%
Other repairs and maintenance	-	5,520	150,000	4%
Lake maintenance / water quality	12,750	38,250	76,500	50%
Total field operations expenses	<u>13,375</u>	<u>49,645</u>	<u>244,500</u>	<u>20%</u>
Total expenditures	<u>31,172</u>	<u>128,773</u>	<u>416,753</u>	<u>31%</u>
Excess (deficiency) of revenues over/(under) expenditures	(6,229)	584,592	279,999	
Fund balance - beginning	1,055,308	464,487	169,918	
Fund balance - ending				
Assigned				
3 months working capital	110,113	110,113	110,113	
Lake bank remediation	243,013	243,013	243,013	
Unassigned	695,953	695,953	96,791	
Fund balance - ending	<u>\$1,049,079</u>	<u>\$1,049,079</u>	<u>\$449,917</u>	

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2014
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 16,363	\$ 528,949	\$ 537,000	99%
Interest	5	29	-	N/A
Total revenues	<u>16,368</u>	<u>528,978</u>	<u>537,000</u>	99%
EXPENDITURES				
Debt service				
Principal	-	160,000	160,000	100%
Interest	-	176,100	348,400	51%
Total debt service	<u>-</u>	<u>336,100</u>	<u>508,400</u>	66%
Other fees and charges				
Property appraiser	-	-	8,391	0%
Tax collector	326	10,569	11,188	94%
Total other fees and charges	<u>326</u>	<u>10,569</u>	<u>11,188</u>	94%
Total expenditures	<u>326</u>	<u>346,669</u>	<u>519,588</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	16,042	182,309	17,412	
Fund balances - beginning	<u>1,101,774</u>	<u>935,507</u>	<u>920,338</u>	
Fund balances - ending	<u><u>\$1,117,816</u></u>	<u><u>\$1,117,816</u></u>	<u><u>\$937,750</u></u>	

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2018
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 17,675	\$ 571,312	\$ 580,060	98%
Interest	3,278	17,547	-	N/A
Total revenues	<u>20,953</u>	<u>588,859</u>	<u>580,060</u>	102%
EXPENDITURES				
Debt service				
Principal	-	165,000	165,000	100%
Interest	-	195,447	387,078	50%
Total debt service	<u>-</u>	<u>360,447</u>	<u>552,078</u>	65%
Other fees and charges				
Property appraiser	-	-	9,063	0%
Tax collector	352	11,416	12,085	94%
Total other fees and charges	<u>352</u>	<u>11,416</u>	<u>21,148</u>	54%
Total expenditures	<u>352</u>	<u>371,863</u>	<u>573,226</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	20,601	216,996	6,834	
Fund balances - beginning	1,023,934	827,539	790,179	
Fund balances - ending	<u>\$1,044,535</u>	<u>\$ 1,044,535</u>	<u>\$797,013</u>	

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Naples Reserve Community Development District held a Regular Meeting on May 8, 2025 at 10:00 a.m., at the Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114.

Present:

Thomas Marquardt	Chair
Deborah Lee Godfrey	Vice Chair
Anna Harmon	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Shane Willis	Operations Manager
Meagan Magaldi	District Counsel
Greg Urbancic (via telephone)	Coleman, Yovanovich & Koester, P.A.
Jason Gonzalez	Bond Counsel
Terry Cole (via telephone)	District Engineer
Andy Nott	Superior Waterways
Noelle Dalanise (via telephone)	SouthState Bank
Carrie Moore (via telephone)	SouthState Bank
Dylan Schwartz (via telephone)	Greenberg Traurig
Kevin McCarthy	Resident
Debra McCarthy	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:00 a.m. Supervisors Marquardt, Godfrey and Harmon were present. Supervisors Wild and Inez were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Chair's Opening Remarks

Mr. Marquardt stated he will make his remarks after each agenda item.

FOURTH ORDER OF BUSINESS**Discussion****A. 14618 Stillwater Way [Lake Bank Assessment]****B. Recreational Use of Lakes**

These items were addressed following the Tenth Order of Business.

FIFTH ORDER OF BUSINESS**Consideration of SouthState Bank Banking Proposal**

Referencing a handout, Ms. Sanchez stated the updated SouthState Bank Proposal replaces the one in the agenda book. She introduced Ms. Dalanise and Ms. Moore from SouthState.

Ms. Dalanise presented the SouthState Bank Banking Proposal, which accompanies SouthState's Term Sheet for the 2014 bonds. A requirement of the proposal to refund the existing bonds at a rate of 4.40% for 20 years, is for the CDD to bank solely with SouthState. She reviewed the Account Analysis Pro Forma Statement from January 1, 2025 through March 31, 2025 and discussed the benefits of SouthState's 4.40% floating interest rate and positive pay.

Mr. Schwartz clarified that CDD funds held by the Trustee are associated with the bonds, which is different from what is being proposed. This relates to the Operations and Maintenance (O&M) account; the General Fund that facilitates the daily operations of the CDD that is earning yields in a money market account. SouthState's requirement is to move CDD funds out of that money market account into a SouthState bank account, in order for the CDD to receive the favorable terms to refinance the bonds.

Mr. Schwartz recalled the March meeting when he presented a scenario of a public offering of bonds to refinance the existing bonds at 4.75%, that would yield 13.5% annually and offer cost savings of \$1.4 million over the life of the bonds. Conversely, SouthState is offering a 4.40% interest rate that yields 17% annual savings, and offers \$1.75 million over the life of the bonds. Another difference is the public offering of the bonds has call protection of 10 years; wherein, the CDD will not be able to refinance for 10 years but SouthState has call protection of five years. Mr. Schwartz noted that, since the March meeting, there has been a great deal of turmoil in the bond markets. He concluded that SouthState presents an attractive offer that requires the CDD to move its O&M accounts from the existing bank to SouthState.

Ms. Sanchez stated management has no issue with switching; it is the Board's decision.

Mr. Schwartz, Ms. Dalanise and Ms. Moore responded to questions regarding SouthState Bank, yields and refinancing costs.

On MOTION by Mr. Marquardt and seconded by Ms. Godfrey, with all in favor, the SouthState Bank Banking Proposal and transferring the CDD's O&M bank account to SouthState Bank, was approved.

SIXTH ORDER OF BUSINESS

Presentation of Final Third Supplemental Special Assessment Methodology Report

Ms. Sanchez presented the Final Third Supplemental Special Assessment Methodology Report dated May 8, 2025. She reviewed the Scope of the Third Supplemental Report; the Financing Program; the Series 2025 Bond Assessments Apportionment Table; and Exhibit A, which compares the Series 2025 and Series 2014 bonds.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Authorizing the Issuance of \$5,685,000 Naples Reserve Community Development District (Collier County, Florida) Special Assessment Refunding Bonds, Series 2025 (the "Bonds") for the Purposes, Together with Other Legally Available Funds of the District, of (I) Defeasing and Refunding, on a Current Basis, All of the District's Outstanding Special Assessment Bonds, Series 2014 (the "Refunded Bonds"), (II) Making a Deposit into the Interest Account, and (III) Paying Certain Costs Associated with the Issuance of the Bonds; Approving the Form and Authorizing the Execution and Delivery of a Trust Indenture with U.S. Bank Trust Company, National Association, as Trustee; Determining the Need for a Negotiated Sale of the Bonds; Providing for a Direct Placement Sale of the Bonds to SouthState Bank, N.A.; Providing for the Application of Bond Proceeds; Authorizing the Proper Officials to Do All Things Necessary in Connection with the Issuance, Sale and Delivery of the Bonds and the Refunding of

the Refunded Bonds; Making Certain
Declarations; Designating the Bonds as
“Qualified Tax-Exempt Obligations” Within
the Meaning of Section 265(B)(3) of the
Internal Revenue Code Of 1986, as
Amended; and Providing an Effective Date

Ms. Sanchez presented Resolution 2025-04 and read the title.

Mr. Gonzalez stated this Resolution primarily encompasses everything previously
discussed in relation to SouthState Bank and authorizes the CDD to enter into the proposal with
SouthState Bank, set up everything that needs to be done and to issue \$5.6 million in tax
exempt obligations. Those funds, along with some of the transfer proceeds still in the account
from 2014, will be applied to pay the costs of issuance.

On MOTION by Ms. Godfrey and seconded by Ms. Harmon, with all in favor, Resolution 2025-04, Authorizing the Issuance of \$5,685,000 Naples Reserve Community Development District (Collier County, Florida) Special Assessment Refunding Bonds, Series 2025 (the “Bonds”) for the Purposes, Together with Other Legally Available Funds of the District, of (I) Defeasing and Refunding, on a Current Basis, All of the District’s Outstanding Special Assessment Bonds, Series 2014 (the “Refunded Bonds”), (II) Making a Deposit into the Interest Account, and (III) Paying Certain Costs Associated with the Issuance of the Bonds; Approving the Form and Authorizing the Execution and Delivery of a Trust Indenture with U.S. Bank Trust Company, National Association, as Trustee; Determining the Need for a Negotiated Sale of the Bonds; Providing for a Direct Placement Sale of the Bonds to SouthState Bank, N.A.; Providing for the Application of Bond Proceeds; Authorizing the Proper Officials to Do All Things Necessary in Connection with the Issuance, Sale and Delivery of the Bonds and the Refunding of the Refunded Bonds; Making Certain Declarations; Designating the Bonds as “Qualified Tax-Exempt Obligations” Within the Meaning of Section 265(B)(3) of the Internal Revenue Code Of 1986, as Amended; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-05,
Relating to the Issuance of the District’s
Special Assessment Refunding Bond, Series
2025; Supplementing Resolution No. 2014-
7 (as Previously Supplemented by
Resolution No. 2014-14), Which Resolution
Previously Equalized, Approved,
Confirmed, Imposed and Levied Special
Assessments on and Peculiar to Property
Specially Benefited by the District’s

Project; Adopting the Naples Reserve Community Development District Final Third Supplemental Special Assessment Methodology Report Dated May 8, 2025; Adopting and Confirming an Assessment Roll; Providing for the Update of the District's Assessment Records; and Providing for Severability, Conflicts, and an Effective Date

Ms. Sanchez presented Resolution 2025-05 and read the title.

Ms. Magaldi stated the Resolution accomplishes the following:

- Summarizes the background and history of the District and its previous bonds.
- Adopts the Final Third Supplemental Special Assessment Methodology Report, which reflects the reduced debt service payments, and authorizes the District Manager to update the assessment roll.
- Acknowledges the updated debt service and the transition of the District's O&M bank accounts to SouthState Bank.

On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor, Resolution 2025-05, Relating to the Issuance of the District's Special Assessment Refunding Bond, Series 2025; Supplementing Resolution No. 2014-7 (as Previously Supplemented by Resolution No. 2014-14), Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited by the District's Project; Adopting the Naples Reserve Community Development District Final Third Supplemental Special Assessment Methodology Report Dated May 8, 2025; Adopting and Confirming an Assessment Roll; Providing for the Update of the District's Assessment Records; and Providing for Severability, Conflicts, and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of FMSbonds, Inc. Rule G-17 Disclosure Letter

Ms. Sanchez presented the FMSbonds, Inc. Rule G-17 Disclosure Letter. This goes with refinancing the bonds and working with FMSbonds.

On MOTION by Mr. Marquardt and seconded by Ms. Godfrey, with all in favor, the FMSbonds, Inc. Rule G-17 Disclosure Letter, was approved.

TENTH ORDER OF BUSINESS

Consideration of Ancillary Financing Documents

Ms. Magaldi presented the following:

A. Lien of Record**B. Notice of Special Assessments**

On MOTION by Mr. Marquardt and seconded by Ms. Godfrey, with all in favor, the Ancillary Financing Documents; namely, the Lien of Record and Notice of Special Assessments, were approved.

▪ Discussion

This item, previously the Fourth Order of Business, was presented out of order.

A. 14618 Stillwater Way [Lake Bank Access]

Ms. Sanchez noted the attached photographs and stated this was broached by Mr. Harmon who visited the property and met with the homeowners.

Ms. Harmon stated the homeowners are concerned that the trees are too close to the lake and should perhaps be removed to clear access points for maintenance purposes. Ms. Harmon stated she informed the homeowners that the CDD will not remove the trees but she is bringing this to the Board's attention because most of the trees on that side, including near her own home, are very close to the water and the tractors are having increased difficulty mowing around the lake bank. She asked for Mr. Willis or Mr. Nott inspect the area and offer a professional assessment of the area. Mr. Willis stated this is included in his Operations Report.

Discussion ensued regarding tree removal responsibility, Developers installing trees in the easement, the HOA, the need to trim the trees, inability of contractors to access private property to maintain the trees around the lake banks, liability concerns and establishing a tree removal policy.

Ms. Magaldi will draft a sample tree policy and present it at the next meeting.

B. Recreational Use of Lakes

Mr. Marquardt noted considerable comments from residents and the HOA regarding this item. There are concerns about dogs swimming in the lakes, children taunting alligators and children playing in front of homes, etc. Regarding which entity is responsible for monitoring these issues, Mr. Marquardt recalled that the CDD signed a memorandum ceding responsibility to the HOA. Ms. Magaldi stated the HOA has the right to establish recreational use of the lakes

but is unsure of the details of the HOA's rules. She asked if she should request the memorandum from the HOA.

Discussion ensued regarding the HOA's rules and enforcement mechanisms, lake safety signage, alligators in the lakes and the bonds.

ELEVENTH ORDER OF BUSINESS**Ratification Items**

Ms. Sanchez presented the following:

A. Encroachment Agreement [14646 Tropical Drive]

On MOTION by Mr. Marquardt and seconded by Ms. Godfrey, with all in favor, the Encroachment Agreement for 14646 Tropical Drive, was ratified.

B. Resolution 2025-03, Setting Conditions for Emergency Expenditures, Maintenance Repair Expenditures and Authorizing the Chairperson to Make Said Expenditures; Providing for Conflicts; Providing for Severability; and Providing an Effective Date

On MOTION by Ms. Godfrey and seconded by Ms. Harmon, with all in favor, Resolution 2025-03, Setting Conditions for Emergency Expenditures, Maintenance Repair Expenditures and Authorizing the Chairperson to Make Said Expenditures; Providing for Conflicts; Providing for Severability; and Providing an Effective Date, was ratified.

TWELFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of March 31, 2025**

Ms. Sanchez stated she conferred with Mr. Willis regarding the Field Ops items, given that the proposed Fiscal Year 2026 budget will be presented at the next meeting. She reviewed the Field Ops line items in the proposed Fiscal Year 2026 budget.

Discussion ensued regarding an O&M assessment increase, lake bank repairs, a one-time GIS system maintenance fee and the Superior Waterways contract renewal.

The Board agreed to a maximum \$100 increase in the O&M assessment.

On MOTION by Ms. Harmon and seconded by Mr. Marquardt, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of March 13, 2025 Regular Meeting Minutes

On MOTION by Mr. Marquardt and seconded by Ms. Godfrey, with all in favor, the March 13, 2025 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Other Business

There was no other business.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Coleman, Yovanovich & Koester, P.A.

Ms. Magaldi reminded the Board Members to complete the required four hours of ethics training.

B. District Engineer: Bowman Consulting Group LTD

Mr. Cole reported the following:

➤ He is planning on retiring in the next few months and is currently working on a part-time basis. He will introduce the new District Engineer at next month's meeting.

➤ As reflected in the photographs in the lake bank contractor reports, there are several lots with trees that hinder access to the lake. He noted that one of them has a fence that goes onto the property line of one of the homes.

Discussion ensued regarding the fence in question, the Developer that installed it and the easement, an encroachment agreement and ongoing washout repairs by Anchor Marine.

Ms. Magaldi will obtain the property records of the home with the encroaching fence.

C. Operations Manager: Wrathell, Hunt and Associates, LLC**• Monthly Report**

Mr. Willis presented the Field Operations Monthly Report, which was included for informational purposes. He provided updates on the restoration work on Lakes #17 and #21, and asked the Board to approve invalidation of the SOLitude Agreement and set a not-to-exceed amount of \$25,000 for the downspout installation by another vendor.

On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor, setting a not-to-exceed amount of \$25,000 for downspout installations by

another vendor and retracting SOLitude Agreement #5655 for downspout pipes, in the amount of \$25,687, was approved.

- **Superior Waterway Services, Inc. Lake Treatment Reports March 2025**

Mr. Nott presented the Superior Waterway Services, Inc. Lake Treatment Reports and reported that the technicians are complaining of limited access to the easements and pointed out that Lake #11 needs routine maintenance.

D. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: June 12, 2025 at 10:00 AM [Presentation of FY2026 Proposed Budget]**

- **QUORUM CHECK**

SIXTEENTH ORDER OF BUSINESS

Public Comments

In response to Mr. Kevin McCarthy's question regarding the restoration work on Lake 17, Mr. Willis stated Staff will mark the easement once permission is obtained from the HOA. He will ask Brightview to mark the sprinkler heads and send emails notifying all residents on the lake that work is being performed and technicians will be working around their homes.

Discussion ensued regarding the incorrect installation of irrigation boxes, easement access, the downspout drains, rip-rap removal and the Naples Reserve website.

SEVENTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisor requests.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Marquardt and seconded by Ms. Godfrey, with all in favor, the meeting adjourned at 11:27 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

345

346

347

348






Secretary/Assistant Secretary

Chair/Vice Chair

NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
B







	COMMUNITY DEVELOPMENT DISTRICT LANDS
	LAKE TRACTS CONVEYED TO CDD
	PRESERVE TRACTS MAINTAINED BY HOA
	DRAINAGE EASEMENTS AND PIPES MAINTAINED BY CDD
	LAKE LITTORAL AREA



1. ALL LAKES, STORMWATER MANAGEMENT PIPING AND PRESERVE SHALL BE MAINTAINED BY THE NAPLES RESERVE HOMEOWNERS ASSOCIATION, INC.
2. THE DEVELOPMENT IS ZONED 'RPUD'.

MATCHLINE - SEE SHEET 4

		
		
		
	ADDED WCS's & WQS's	5/22
LETTER	REVISIONS	DATE

NAPLES RESERVE

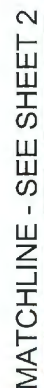
DESIGNED BY W.W.B.	DATE 2/21
DRAWN BY W.W.B.	DATE 2/21
CHECKED BY W.T.C.	DATE 2/21
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=140'



950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772






**CDD DRAINAGE EASEMENTS
and LAKE CONVEYANCE MAPS**

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW: _____ DATE _____	REFERENCE NO.	DRAWING NO.
	SEE PLOTSTAMP	2005-02
	PROJECT NO.	SHEET NO.
	2013.030	2 OF 5



LEGEND





$$\frac{\text{L21 - NRC}}{(\text{LAKE 21})} = \frac{\text{LAKE \# PER PLAT}}{(\text{ORIGINAL LAKE \#})}$$

-  COMMUNITY DEVELOPMENT DISTRICT LANDS
 LAKE TRACTS CONVEYED TO CDD
 PRESERVE TRACTS MAINTAINED BY HOA
 DRAINAGE EASEMENTS AND PIPES MAINTAINED BY CDD
 LAKE LITTORAL AREA

<u>PLAT</u>	<u>REFERENCE</u>
C.H.I	CORAL HARBOR PHASE I
C.P.& B.I.	CRANE POINT & BIMINI ISLE
N.R.C.	NAPLES RESERVE CIRCLE
N.R.I.C.	NAPLES RESERVE ISLAND CLUB
N.R.I	NAPLES RESERVE PHASE I
N.R.II	NAPLES RESERVE PHASE II
N.R.III	NAPLES RESERVE PHASE III
P.C.	PARROT CAY
S.C.	SUTTON CAY

NOTES:

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2. THE DEVELOPMENT IS ZONED 'RPUD'.

		
		
		
	ADDED WCS's & WQS's	5/22
LETTER	REVISIONS	DATE

NAPLES RESERVE

DESIGNED BY W.W.B.	DATE 2/21
DRAWN BY W.W.B.	DATE 2/21
CHECKED BY W.T.C.	DATE 2/21
VERTICAL SCALE 1" = 1'	HORIZONTAL SCALE 1" = 140'



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**CDD DRAINAGE EASEMENTS
and LAKE CONVEYANCE MAPS**

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	REFERENCE NO.	DRAWING NO.
	SEE PLOTSTAMP	5008-3
DATE _____	PROJECT NO.	SHEET NO.
	2013.030	3 OF 5



MATCHLINE - SEE SHEET 5

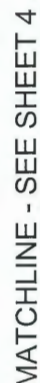
$$\frac{\text{L21 - NRC}}{(\text{LAKE 21})} = \frac{\text{LAKE \# PER PLAT}}{(\text{ORIGINAL LAKE \#})}$$

- | | |
|---|---|
|  | COMMUNITY DEVELOPMENT DISTRICT LANDS |
|  | LAKE TRACTS CONVEYED TO CDD |
|  | PRESERVE TRACTS MAINTAINED BY HOA |
|  | DRAINAGE EASEMENTS AND PIPES
MAINTAINED BY CDD |
|  | LAKE LITTORAL AREA |

<u>PLAT</u>	<u>REFERENCE</u>
C.H.I	CORAL HARBOR PHASE I
C.P.& B.I.	CRANE POINT & BIMINI ISLE
N.R.C.	NAPLES RESERVE CIRCLE
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N.R.II	NAPLES RESERVE PHASE II
N.R.III	NAPLES RESERVE PHASE III
P.C.	PARROT CAY
S.C.	SUTTON CAY

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2. THE DEVELOPMENT IS ZONED 'RPUD'.

<div><div><div>△</div><div>△</div><div>△</div><div>△</div></div><div>ADDED WCS's & WQS's</div><div>5/22</div></div>		<div><div><div>DESIGNED BY W.W.B.</div><div>DRAWN BY W.W.B.</div><div>CHECKED BY W.T.C.</div><div>VERTICAL SCALE N/A</div></div><div><div>DATE 2/21</div><div>DATE 2/21</div><div>DATE 2/21</div><div>HORIZONTAL SCALE 1"=140'</div></div></div> <div><div><div><div>HOLE MONTES</div><div>LANDSCAPE ARCHITECTS & PLANNERS</div></div><div>950 Encore Way Naples, FL. 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772</div></div></div>		<div><div><div>CDD DRAINAGE EASEMENTS and LAKE CONVEYANCE MAPS</div><div>THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:</div><div>DATE _____</div></div></div>		<div>REFERENCE NO. SEE PLOT/STAMP PROJECT NO. 2013.030</div>	<div>DRAWING NO. 5008-04 SHEET NO. 4 OF 5</div>
NAPLES RESERVE							


$$\frac{\text{L21 - NRC}}{(\text{LAKE 21})} = \frac{\text{LAKE \# PER PLAT}}{(\text{ORIGINAL LAKE \#})}$$

- | PLAT | REFERENCE |
|------------|----------------------------|
| C.H.I | CORAL HARBOR PHASE I |
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			<div>NAPLES RESERVE</div>	DESIGNED BY W.W.B.	DATE 2/21	<div>HOLE MONTES ENGINEERS, ARCHITECTS & LANDSCAPE ARCHITECTS 950 Encore Way Naples, FL. 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772</div>	<div>950 Encore Way Naples, FL. 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772</div>	<div>CDD DRAINAGE EASEMENTS and LAKE CONVEYANCE MAPS</div>	THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	REFERENCE NO.	DRAWING NO.
				DRAWN BY W.W.B.	DATE 2/21				SEE PLOTSTAMP	5008-5	
				CHECKED BY W.T.C.	DATE 2/21				PROJECT NO.	SHEET NO.	
	ADDED WCS's & WQS's	5/22		VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=140'				2013.030	5 OF 5	
LETTER	REVISIONS	DATE									

NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
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NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 10, 2024 CANCELED INCLEMENT WEATHER	Regular Meeting	10:00 AM
December 12, 2024 CANCELED NO QUORUM	Regular Meeting	10:00 AM
January 8, 2025	Regular Meeting	10:00 AM
February 13, 2025	Regular Meeting	10:00 AM
March 13, 2025	Regular Meeting	10:00 AM
May 8, 2025	Regular Meeting <i>Adoption of Delegated Award Resolution</i>	10:00 AM
June 12, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	10:00 AM
August 14, 2025	Regular Meeting	10:00 AM
September 11, 2025	Regular Meeting	10:00 AM